

January 12, 1989

Charles Rooks  
Executive Director  
Fred Meyer Charitable Trust  
Small Grants Program  
1515 SW Fifth Avenue, Suite 500  
Portland, OR 97201

Dear Mr. Rooks:

The Elgin City Council has authorized an application to the Fred Meyer Charitable Trust for Small Grants Program funding support to complete an engineering study for rehabilitation of the Elgin Community Center and swimming pool and the purchase of a pool blanket. The engineering study will address improving energy efficiency, handicapped accessibility, and eventually enclosing the pool for year round use. Pool rehabilitation will ensure improved community and school recreational, social and educational programming.

The Elgin Community Center and swimming pool are important community assets that lend to the socio-economic well-being of northern Union County. The hardworking volunteers who operate the Center and pool and who have developed the enclosed plan are committed to raising the necessary matching funds. They have not failed in the past. A separate application for funding of a solar heating system and other improvements has been submitted to the Oregon Department of Transportation, Parks and Recreation Division. The Boise Cascade Corporation has expressed an interest in working with the volunteers and the City of Elgin to insure that matching funds are available.

We hope you and the reviewing committee will believe that our project is a good investment of public dollars.

Sincerely

Joe Garlitz  
City Recorder

Attachment

# FRED MEYER CHARITABLE TRUST

## GRANT APPLICATION COVER SHEET

This cover sheet, along with a proposal and the other items described in the Grant Application Guidelines, should be sent to: Fred Meyer Charitable Trust, Suite 500, 1515 S.W. Fifth Avenue, Portland, OR 97201.

Organization City of Elgin Founding Date 1891  
Address PO Box 128  
City, State, Zip Elgin, Oregon 97827  
Director of Proposed Project Margaret Oberteuffer Title Community Center Advisory Committed Phone 437-2253  
Chief Executive Officer Joe Garlitz Title City Recorder Phone 437-2253  
Chairperson of Governing Board Lloyd Spikes Title City Mayor Phone 437-2253

### INFORMATION ABOUT PROJECT FOR WHICH FUNDS ARE REQUESTED

This proposal is submitted under the following Trust program:

☐ Children at Risk ☐ Aging and Independence ☐ General Purpose ☒ Small Grant

Objectives and description of project The City of Elgin is submitting a funding application for an engineering study required to plan for rehabilitation of the Elgin Community Center and purchase a pool blanket to increase energy savings. Other funds are being sought to finance the purchase of a solar heating collection system to improve the efficiency of the swimming pool heating system. Improvements to the swimming pool shower and changing rooms, sandblasting and painting the swimming pool, replace pool tiles, install circular steps for handicapped accessibility, and repairs to the north wall that encloses the pool are also included in the total project. Specifically, how will Fred Meyer Charitable Trust funds be used: This funding application (\$8,000) is to support the costs for an engineering study to assess the pool and building facility, to develop long-term plans for improving the facility's heating and plumbing system, and to purchase a swimming pool blanket cover to reduce heat loss and increase energy savings.

Total project cost \$ 34,805 Amount requested from Fred Meyer Charitable Trust \$ 8,000

Amount and sources of contributions/pledges for project to date Local fundraising, donations and proceeds from a community auction will be pledged to raise \$ 11,403 for swimming pool and facility improvements.

Other funding sources from which support is requested A \$ 19,402 funding application has been submitted to the Oregon Parks Division to receive Federal Land and Water Conservation Funds. for the purchase and installation of a solar heating system for the swimming pool.

Project period: 4 (number of months) beginning March 1989 (FMCT funded activities)  
Geographical area to be served by project City of Elgin and northern Union County  
Client group (and number) to be served by project 3,694 residents, including 445 senior citizens

## INFORMATION ABOUT APPLICANT ORGANIZATION

**Purpose of Organization** The City of Elgin is a municipal government that provides services in the following categories: public safety (police and fire), highways and streets, sanitation, culture and recreation, public improvements, planning and zoning, and general administration.

**Tax exempt status** (If exempt under another organization, send evidence of that exemption and the relationship between the exempt organization and the applicant organization.)

☐ 501(c)(3) Organization name on IRS letter \_\_\_\_\_

☐ 509(a) (If preliminary, date advanced ruling ends \_\_\_\_\_)

☒ Not 501(c)(3) Explain Municipal government per Oregon Statutes

Is tax exempt status currently valid? Yes

**Organization financial information** (Do not include in-kind contributions.) Ending date of fiscal year 6/30/89

**Budget for current fiscal year:** Income \$ 333,706 Expenditures \$ 333,706

Major sources of support (and amounts):

Already committed: Parks - \$34,900; Police - \$127,142; Municipal Court - \$9,678;

Library - \$9,344; Solid Waste - \$10,345; Ambulance - \$10,011; Building - \$22,358;

Lighting - \$18,020; Insurance - \$36,708; Planning - \$1,335; Administration - \$32,036

Contingency - \$21,829

Expected: \_\_\_\_\_

Local donations and state funding for the swimming pool improvements -- \$ 30,805

**Financial statement for last fiscal year:** Income \$ 400,524 Expenditures \$ 332,530

Major sources of support (and amounts): General Fund, Special Revenue Funds, and Debt Service Funds.

**Financial statements for the two fiscal years prior to last year:** Income 400,524 Expenditures 332,530 (year 87-88)

Income 353,835 Expenditures 362,136 (year 86-87)

If a grant is awarded, what is the organization name to which checks should be paid, if different from above?

City of Elgin

I certify that the above information is correct and that I am authorized by the governing board of this organization to submit this grant application to the Fred Meyer Charitable Trust.

**Signature of Chief Executive Officer:** Name Joe Garlitz  
 Title City Recorder  
 Date January 12, 1989

### FOR OFFICE USE ONLY

☐ 501(c)3 ☐ 509(a) ☐ Project Budget ☐ Financial Statement ☐ Board

☐ Project Code ☐ Field A ☐ Support Type ☐ Institution ☐ Locality ☐ Status Code

**City of Elgin, Oregon  
Application for Funding  
from the Fred Meyer Charitable Trust - Small Grant Program**

**January 12, 1989**

**Table of Contents**

| <u>Topic</u>                          | <u>Page Number</u> |
|---------------------------------------|--------------------|
| Table of Contents.....                | i                  |
| 1. Abstract.....                      | 1                  |
| 2. The Program Narrative.....         | 1                  |
| 2.1 Background.....                   | 1                  |
| 2.2. Project Need.....                | 3                  |
| 2.3 Project Objectives.....           | 4                  |
| 3. Project Budget and Objectives..... | 6                  |

**Appendices**

|             |                                                                |
|-------------|----------------------------------------------------------------|
| Appendix 1: | Elgin Community Center Advisory Committee Membership           |
| Appendix 2: | Area Maps and Site Plan                                        |
| Appendix 3: | Community Center Long Range Plans and Comment Letters          |
| Appendix 4: | Oregon City Population, Tax Rates and Per Capita Income        |
| Appendix 5: | Verification of Ownership                                      |
| Appendix 6: | City of Elgin, Oregon, Audit Report, June 30, 1988             |
| Appendix 7: | Solar Energy Heating System Design and Cost Saving Projections |

City of Elgin, Oregon  
Application for Funding  
from the Fred Meyer Charitable Trust Small Grants Program

January 12, 1989

1. Abstract

The City of Elgin, located in northern Union County, is submitting an \$8,000 Small Grants Program funding application for an engineering study required to plan for rehabilitation of the Elgin Community Center and purchase a pool blanket to increase energy savings. A \$19,402 request from the Federal Land and Water Conservation fund, if successful, will be used to finance the purchase and installation of a solar heating collection system to improve the efficiency of the swimming pool heating system. An energy consultant has conducted a cost-benefit analysis detailing cost savings which would provide maximum results if a pool blanket and solar heating system is used. Local funds, raised through volunteer efforts, donations and grants, will be used to improve the swimming pool shower and changing rooms, sandblast and repaint the swimming pool, replace swimming pool tiles, install circular steps for handicapped accessibility, and repair the north wall that encloses the pool.

2. Program Narrative

2.1 Background

The Elgin Community Center and swimming pool facility, constructed in 1969-1970, while owned by the City of Elgin, is managed and operated by a volunteer Elgin Community Center Advisory Committee under the direction of the City Council. (See Appendix 1 for membership.) The Community Center is a multi-purpose building which houses city offices, the city library, classrooms/meeting rooms, kitchen, and a large general purpose room. The swimming pool, children's wading pool, showers, changing rooms and pool office, are attached to the community center building. (See Appendix 2 for site plan and map.) All parts of the facility, except for the swimming pool, are handicapped accessible.

Activities at the heavily used facility are:

- o Senior Citizen programs, including twice a week hot meal and Meals on Wheels program;
- o Head Start Program;
- o City offices;
- o City Council meetings;
- o Swimming Pool, lessons and recreation; operated during summer months only;
- o Youth activities, such as 4-H, teen dances and scouting programs;
- o Hobby programs;
- o Adult Education classes;
- o City library services;
- o Volunteer community service programs;
- o Counseling for income tax filings;
- o Health clinics;
- o Energy Assistance programs;
- o Sale of home industry products and commodity distribution;

- o Private rentals for social functions;
- o Alcoholics Anonymous meetings;
- o Voter information programs and polling station; and
- o Extension service meetings.

Since its opening, the Elgin Community Center has been used extensively year-round, while the swimming pool has been limited to summer recreational and educational programs. The Senior Citizen's hot meal program, originally offered once a week, has expanded to twice a week and 85 meals per week are served on an average basis. Head Start classes for preschool children are offered four times a week, serving 20 families. The swimming pool has seen a steadily growing clientele, with the 1988 swimming season usage, based on seasonal passes and discount tickets, totaling 3,694 or 1.13 swims per resident of Elgin and northern Union County. In addition, social, educational and civic events are regularly scheduled for the large, general purpose room.

In 1987, the Advisory Committee began exploring methods to address building deficiencies while at the same time offering enhanced recreational, educational and social opportunities for residents of Elgin. Within this framework, the Advisory Committee formulated its long range goal for the Community Center as...

Reestablish a full program of human services for the residents of Elgin and the rest of northern Union County, in collaboration with state and local agencies, to encourage and assist each person in the community to meet his/her basic needs and requirements for personal growth and life satisfaction by providing an attractive facility for various functions and promoting diverse recreation, social, educational, job-related, health and other appropriate and worthwhile activities and community services in order to promote an emotionally and physically healthy, economically and socially viable community. (See Appendix 3.)

To achieve this goal and attract additional building facility users, including the swimming pool, the Advisory Committee proposes to:

- A. Extend the current 10-week season for the swimming pool by expanding the operating season to include school use in May and September, and ultimately becoming a year-round pool with hours and programs adapted to the season.
- B. Provide cooperative services and special programs such as senior meals, blood pressure checks and foot clinics; Head Start classes for prekindergarten, low-income or special needs students and latch key program, Block Home, or day care. Offer tutoring courses for grades 5 through GED.
- C. Provide positive activities for young people as a partial answer to saying "No to Drugs" by adding a "Say Yes to team or individual sports, interest clubs, crafts and hobbies, leadership and services".
- D. Keep the swimming pool and related activities free or inexpensive to participants, and costs fair to all northern Union County citizens, particularly handicapped, minorities, low income and disadvantaged residents, by reducing 1989 energy costs and increase

disadvantaged residents, by reducing 1989 energy costs and increase heating efficiency through the installation of a pool blanket and upgrading the heating system by installing a solar collection heating system for the swimming pool.

- E. Develop the park for greater summer use by adding shade trees, additional playground equipment, develop a full-time summer park recreation program, and improve other city park facilities.
- F. Develop plans for forming a local Park and Recreation District.

## 2.2 Project Need

Given these goals, the dilemma for the City of Elgin is three-fold. First, the City does not have the financial resources to support increased operating costs associated with extending the swimming pool season. Currently the swimming pool is open during the three summer months, June to August. The pool revenues are used to offset operating expenses. Revenues from local fund raising and the City of Elgin general funds are supplemental sources for operating the pool. However, like most pools built during the 1970's, the swimming pool uses natural gas as its main heating source. Extending the season two months would greatly add to the heating expenses and not be cost-effective with the current heating system. For example, in 1986, 1987 and 1988, natural gas costs to heat the swimming pool were \$2,216, \$2,016 and \$3,184 respectively. Opening the pool an additional two months would increase the pool heating costs by a minimum of \$2,000 at today's market rates.

The second dilemma associated with achieving the Advisory Committee goals is the need for upgrading the swimming pool and renovating the children's wading pool. If pool usage is to be increased, particularly to attract handicapped and senior citizens, accessibility and mechanical needs must be addressed. Current access to the pool is with the use of a ladder. An addition of concrete steps would aid the pool use by senior citizens and physically handicapped individuals. Further, given 19 years of use, normal renovations need to take place in order to continue operations at a reasonable cost. These items include repainting the pool, fixing water leakage problems, and repairing the water circulation system to the children's wading pool.

The third dilemma is to obtain a professional engineering assessment of the Community Center building. The assessment is needed to determine structural capacity of the existing facility to support a roof extension over the swimming pool -- a long-term goal. An urgent need is a survey of the building's mechanical and plumbing systems to determine how the systems can be affordably and efficiently repaired and improved. The engineering analysis will enable the Elgin Community Center Advisory Committee and the City Council to develop a long-range facilities improvement program.

The City of Elgin budget is small in comparison to communities of comparable size. The total 1988-89 budget is \$333,706, of which the Parks and Recreation Department is allocated \$34,900 (10.6%). These moneys support, in part, staff salaries for a pool manager, swimming pool guards, and part-time janitor, community center maintenance, swimming pool services and supplies, swimming pool maintenance, and natural gas heating costs for the swimming pool. The balance of the City of Elgin's budget is divided among the following services: Police Department (38.1%), Municipal Court (2.9%), Library (2.8%), Solid Waste

Lighting (5.4%), Miscellaneous and Insurance (11.0%), Planning Commission (0.4%), and Administration (9.6%).

Local property tax revenues only generate \$160,836 to support the City's operating expenses. The balance of city revenues is derived from franchise taxes and revenue sharing. The property tax rate is, at \$11.49/\$1,000 (1987-88), the fourth highest city property tax rate in the State of Oregon. For a complete listing of Oregon City Population, Tax Rates and Per Capita Income, see Appendix 4. Adding to the costs for services is the City's financial policy to use general fund revenues to retire its bonded indebtedness (\$46,301). This results in diverting limited revenues away from maintenance needs such as the pool, street and sidewalk repairs.

Finally, the City of Elgin is under a non-compliance order from the Oregon Department of Environmental Quality to reduce sewerage effluent released from its solid waste treatment facility and to repair sewer lines. A grant to the State Economic Development Department and Farmers' Home Administration in the amount of \$1,117,000 is being sought to improve the City sewer system. To help finance the local share, sewer rates will be increased \$2.00/month from a current \$9.00 per month to \$11.00 per month, with \$1.00 of the increase going to retire the municipal bond and \$1.00 for sewer maintenance. In summary, the City and its residents do not have the added capacity to undertake a project of this dollar amount and continue to meet other tax supported obligations.

### 2.3 Project Objectives

In order to achieve its goals, the Advisory Committee and City of Elgin have outlined the following tasks. Whereas the objectives address the project in its entirety, the project costs are divided between three potential funding sources and identified appropriately in the table below and in the Project Budget Section. Project costs associated with the Community Center facility, not to be funded by Federal Land and Water Conservation Program funds, are identified as matching funds.

| Objectives                                                                                                                                                                                                                    | Tasks                                                                                                                                                                             | Work to be done by:                                      | Target dates: | Funding source*: |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|---------------|------------------|
| A. Evaluate the community facility mechanical and plumbing systems and develop alternative, cost efficient methods for rehabilitating the building, determine structural changes needed to support a roof over the pool area. | 1. Undertake an engineering assessment and audit of Center, including an evaluation of furnace, water heater, pumps, plumbing, pool structure, shower facilities and wading pool. | Public bid process; Solicit mechanical engineering firm. | June 1, 1989  | (1)<br>\$5,500   |
|                                                                                                                                                                                                                               | 2. Purchase and install a pool blanket to reduce heat loss.                                                                                                                       | Public bid process.                                      | June 1, 1989  | (1)<br>\$2,500   |



| Objectives                                                                                                                                                                                                         | Tasks                                                                                                                                                                                             | Work to be done by:                     | Target dates:   | Funding Source*:                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------|------------------------------------|
| B. Upgrade the pool facilities, including installation of a cost effective heating system for the swimming pool, rehabilitate the pool, renovate children's wading pool, and make the pool handicapped accessible. | 1. Install a solar heating collection system for heating the swimming pool.                                                                                                                       | Public bid process; contractor install. | January 1, 1990 | (2)<br>\$19,402<br>(3)<br>\$ 1,778 |
|                                                                                                                                                                                                                    | 2. Replace pool tile and gutter edging for swimming pool and wading pool.                                                                                                                         | Local volunteers.                       | June 1, 1989    | (3)<br>\$2,365                     |
|                                                                                                                                                                                                                    | 3. Repair lane marker tiles and ladder.                                                                                                                                                           | Local volunteers.                       | June 1, 1989    | (3)<br>\$ 100                      |
|                                                                                                                                                                                                                    | 4. Install corner circular cement pool steps to facilitate senior and handicapped citizens.                                                                                                       | Public bid process; contractor install. | June 1, 1989    | (3)<br>\$ 150                      |
|                                                                                                                                                                                                                    | 5. Pool Sandblasting                                                                                                                                                                              | Public bid.                             | June 1 '89      | (3)<br>\$ 4,200                    |
|                                                                                                                                                                                                                    | 6. Pool Plastering                                                                                                                                                                                | Public bid.                             | June 1 '89      |                                    |
|                                                                                                                                                                                                                    | 7. Pool Painting                                                                                                                                                                                  | Public bid.                             | June 1 '89      |                                    |
|                                                                                                                                                                                                                    | 8. Office, Dressing Rooms, Showers and Restrooms Renovation:<br>-Repair heads and knobs;<br>-Plumbing Costs;<br>-Paint flooring with non-slip paint; and<br>-Install drain system in pool office. | Local volunteers.                       | June 1, 1989    | (3)<br>\$1,210                     |
|                                                                                                                                                                                                                    | 9. North Wall Repairs, including replacement of metal panels, raise height of cement blocks and install new viewing windows to meet code requirement.                                             | Local volunteers                        | June 1, 1989    | (3)<br>\$1,600                     |

**Funding Sources:**

- (1) Fred Meyer Charitable Trust, Small Grants Program
- (2) Federal Land and Water Conservation Fund Application
- (3) Local match, donations and fund-raising.

### 3. Project Budget

The Advisory Committee and the City of Elgin have approved the submission of applications to the Fred Meyer Charitable Trust and the Oregon Parks Division and the soliciting of local pledges and donations to complete the entire project. An application has been submitted to the State Parks Division for support from the the Federal Land & Water Conservation Fund program. These moneys will support the City of Elgin's efforts to install a solar collection and heating system for heating the swimming pool and renovation of the swimming pool and children's wading pool. This application, in the amount of \$34,805, requests \$19,402 from the Federal Land & Water Conservation Fund.

This funding application, in the amount of \$8,000, to the Fred Meyer Charitable Trust Small Grants Program is to support the rehabilitation of the Elgin Community Center. Briefly, the funding request is being made to pay for an engineering study to assess the pool and building facility, to develop long-term plans for improving the facility's overall heating and plumbing system, and to purchase a swimming pool blanket cover to reduce heat loss and further reduce heating costs of the pool. The balance of local match will be raised by fund raising activities and local volunteer efforts. All funds will be committed and available per funding agency requirements. A long-term funding strategy for building improvements will be developed based on the engineering study. Costs for the project, itemized by funding application, follows.

| Objectives                                                                                                                                                                                                             | Tasks                                                                                                                                                                             | Fred Meyer Charitable Trust | Federal Land & Water Fund | Local Match & Donation |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------------------------|------------------------|
| A. Evaluate the community facility mechanical and plumbing systems and develop alternative, cost efficient methods for rehabilitating the building.                                                                    | 1. Undertake an engineering assessment and audit of Center, including an evaluation of furnace, water heater, pumps, plumbing, pool structure, shower facilities and wading pool. | \$ 5,500 (1)<br>(2)         |                           |                        |
|                                                                                                                                                                                                                        | 2. Purchase and install a pool blanket to reduce heat loss.                                                                                                                       | \$ 2,500 (2)                |                           |                        |
| B. Upgrade the pool facilities, including installation of a cost effective heating system for the swimming pool, rehabilitate the pool, renovate the children's wading pool, and make the pool handicapped accessible. | 1. Install a solar heating collection system for heating the swimming pool.                                                                                                       |                             | \$ 19,402                 | \$ 1,778               |
|                                                                                                                                                                                                                        | 2. Replace pool tile and gutter edging for swimming pool and wading pool.                                                                                                         |                             |                           | \$ 2,365               |

| Objectives          | Tasks                                                                                                                                                                                                     | Fred Meyer Charitable Trust | Federal Land & Water Fund | Local Match & Donation               |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------------------------|--------------------------------------|
| (B. Continued)      | 3. Repair lane marker tiles and ladder.                                                                                                                                                                   |                             |                           | \$ 100                               |
|                     | 4. Install corner circular cement pool steps to facilitate senior and handicapped citizens.                                                                                                               |                             |                           | \$ 150                               |
|                     | 5. Pool Sandblasting                                                                                                                                                                                      |                             |                           | \$ 2,300                             |
|                     | 6. Pool Plastering                                                                                                                                                                                        |                             |                           | \$ 500                               |
|                     | 7. Pool Painting                                                                                                                                                                                          |                             |                           | \$ 1,400                             |
|                     | 8. Office, Dressing Rooms, Showers and Restrooms Renovation:<br>Repair heads and knobs.....<br>Plumbing Costs.....<br>Paint flooring with non-slip paint.....<br>Install drain system in pool office..... |                             |                           | \$ 160<br>\$ 400<br>\$ 400<br>\$ 250 |
|                     | 9. North Wall Repairs, including replacement of metal panels, raise height of cement blocks and install new viewing windows to meet code requirement.                                                     |                             |                           | \$ 1,600                             |
| Total Project Costs |                                                                                                                                                                                                           | \$ 8,000                    | \$ 19,402                 | \$ 11,403                            |

- (1) Includes developing costs for: repair of two pool leaks; costs for rehabilitating the dressing room, plumbing, etc., as audit reveals and is currently known; installing pull chain or push button controls for showers; adjusting water temperature; repairing wash basins, showers, toilets, hoses for cleaning, unplugging the floor drain; and repairing toilet fixture leaks.
- (2) Items to be requested for funding by Fred Meyer Charitable Trust Foundation.

## Appendix 1

Elgin Community Center Advisory Committee

### Elgin Community Center Advisory Committee

|                                   |                                          |
|-----------------------------------|------------------------------------------|
| Margaret Oberteuffer, Chairperson | Jo Hug                                   |
| Arnold Appleton                   | Paul Olsen                               |
| Juanita Clum                      | Ray Trump                                |
| Kim Davis                         | Mayor Lloyd Spikes,<br>Ex Officio Member |

### Elgin Community Center Pool Grant Committee

|                                      |                 |
|--------------------------------------|-----------------|
| Margaret Oberteuffer, Co-Chairperson | Russ Hug        |
| Heather Stanhope, Co-Chairperson     | Kathleen Hurst  |
| Juanita Clum                         | Phyllis McClary |
| Ellen Darrow                         | Denny McClarry  |
| Jo Hug                               |                 |

### Technical Specialists

Joe Garlitz, Elgin Community Center, Energy Specialist  
Dave Koller, OSU Extension Service, Energy Conservation Specialist  
Dan Standerfer, Corporate Grants, Boise Cascade Corporation  
Terry Edvalson, Eastern Oregon State College, Regional Services  
Institute  
Patricia Middelburg, Eastern Oregon State College, Regional  
Services Institute

### Elgin City Council

|                     |               |
|---------------------|---------------|
| Lloyd Spikes, Mayor | Bud Rogers    |
| Clayton Breckon     | Sharon Stover |
| Pat McMullen        | Juanita Clum  |
| Karen Nasura        |               |

City Recorder: Joe Garlitz  
City Clerk: Winona Bonney

### Elgin Community Center Auction Committee

|                               |                 |
|-------------------------------|-----------------|
| Colleen McDonald, Chairperson | Scott Ludwig    |
| Pat McDonald                  | Marlena Uhl     |
| Jessie McDonald               | Judy Doud       |
| Lee McDonald                  | Jenny Giggord   |
| Judy Ludwig                   | Phyllis McClary |
| Winona Bonney                 |                 |

## Appendix 2

### Area Maps and Site Plan

↑ NORTH

CITY OF ELGIN  
HOUSE NUMBERS  
DARIN LIPSON'S EAGLE PROJ  
JUNE 1986

Apartment's

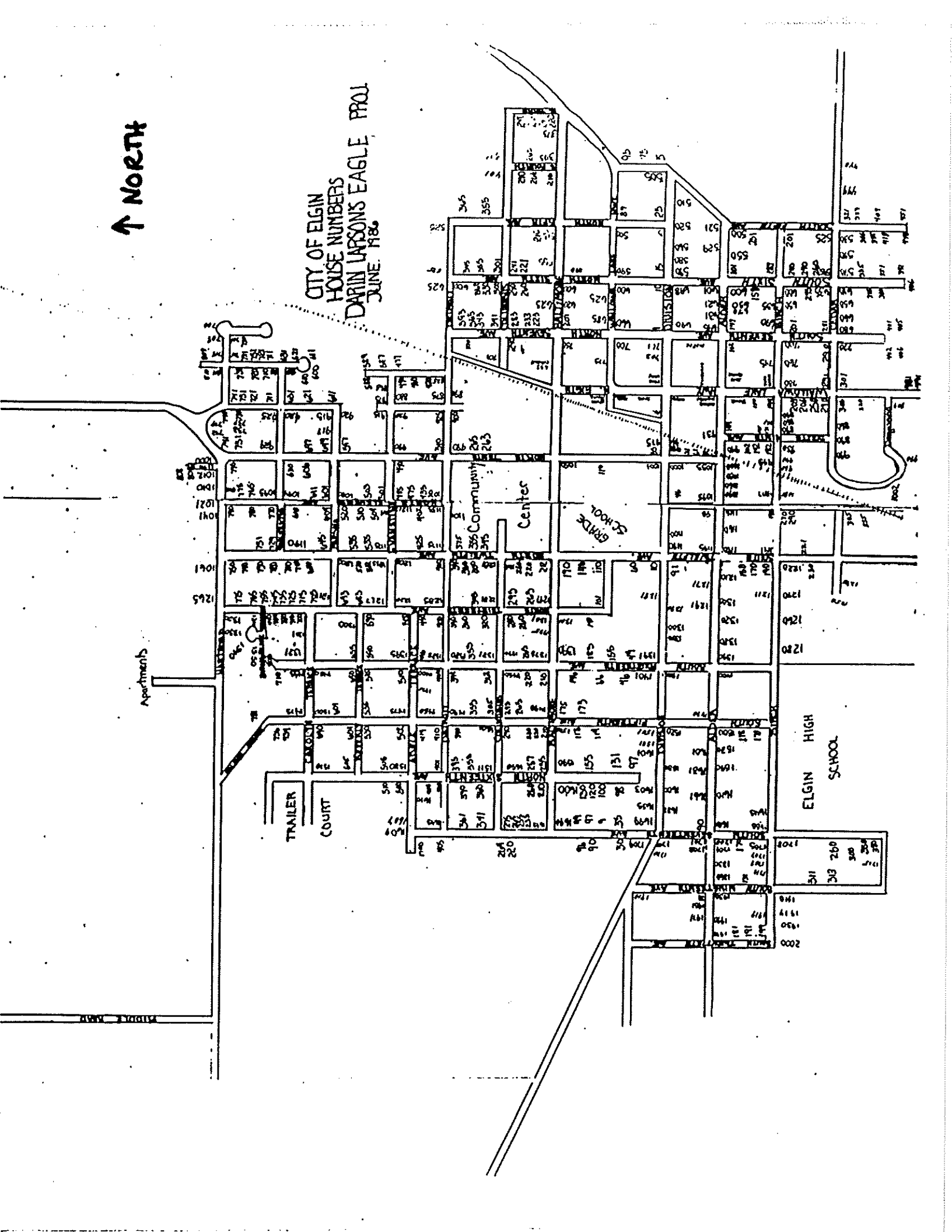
TRAILER

COURT

Community Center

GRADE SCHOOL

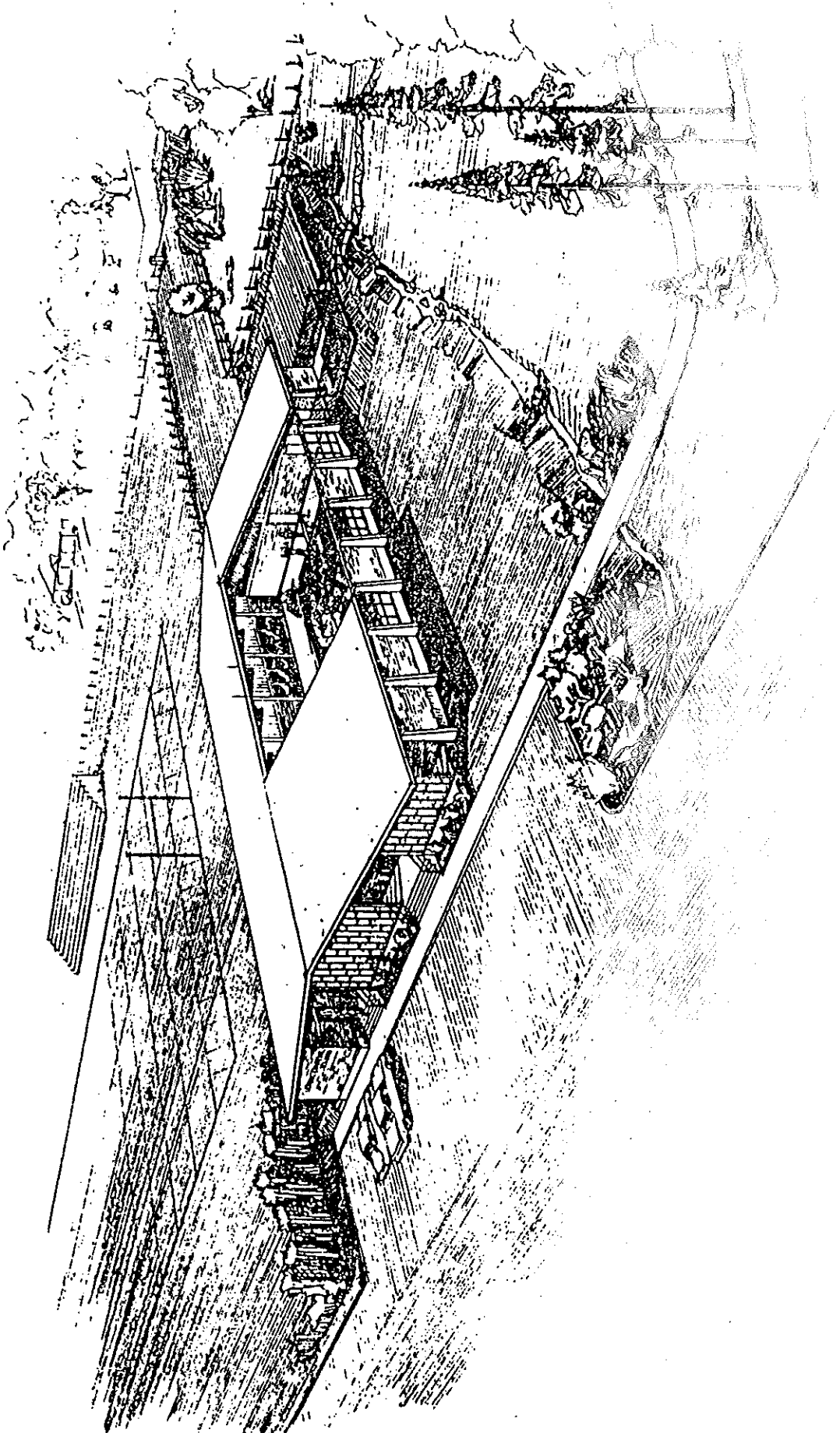
ELGIN HIGH SCHOOL



DATE  
DRAWN BY  
CHECKED BY

PROJECT NO.

Robert J. Smith





## Appendix 3

### Community Center Long Range Plans

Long Range Goals and Objectives for  
Elgin Community Center and Swimming Pool  
1988

- I. Reestablish a full program of human services for the residents of Elgin and the rest of northern Union County, in coordination with state and local agencies, to encourage and assist each person in the community to meet his/her basic needs and requirements for personal growth and life satisfaction by providing an attractive facility for various functions and promoting diverse recreation, social, educational, job-related, health and other appropriate and worthwhile activities and community services in order to promote an emotionally and physically healthy community, economical and socially viable community for people.

Some specific tasks to achieve this goal are:

- A. Extend the season for the swimming pool a step at a time, by adding to the current 10-week season. For instance, adding more or all of the schools' summer vacation, then include school use in May and September, and finally, becoming a year-round pool with hours and programs adapted to the season.
1. This would allow school use to teach all children basic water survival and recreational skills -- drown proofing as a minimum.
  2. Enable all residents to develop swimming and other water activities as lifelong recreational skills not requiring teams or competition.
  3. Give all residents the skill and a place to exercise for health.
  4. Provide a clean living, social activity for individuals, teens, families, seniors, etc.
- B. Provide cooperative services and special programs such as senior meals, blood pressure checks and foot clinics; Head Start classes for prekindergarten, low-income or special needs students and latch key program, Block Home, or day care. Offer tutoring grade 5 through GED.
- C. Provide positive activities for young people as a partial answer to saying "No to Drugs" by adding a "Say Yes to team or individual sports, interest clubs, crafts and hobbies, leadership and services."

D. Keep the pool and Center activities free or inexpensive to participants, and costs fair to all northern Union County residents.

1. Keep expenses down; salaries, gas, electricity, repairs, etc.
2. Develop more volunteer committees, fund-raisers, and cooperative services.
3. When the community is ready, formation of a Northern Union County Parks and Recreation District for broad based financial support and a greater use base. Then City of Elgin taxes will not be the only public funds used and higher rates for non-city folks won't be a dividing issue.
4. Maintain equipment and facilities in good working order to avert expensive repairs and keep both tax costs and fees down.

E. Develop the parks for greater summer use:

1. Shade trees added in Tom McDowell Memorial Park, as well as adding more playground equipment.
2. Develop a full-time summer park recreation program for various ages at McDowell.
3. Improve the Cedar Street Park for boat launching, camping, outdoor cooking, etc.

II. Specific ways, prioritized, to achieve some of these goals (realizing that an Energy Audit and Technical Assistance recommendations as well as money available will be determining factors in the order of achieving these goals):

- A. A technical assistance/engineering assessment and energy audit of the Community Center pool and building -- the furnace, water heater, pump, plumbing, etc.
- B. To reduce our greatest money drain in time for the 1989 season, a energy saving blanket to cover the pool water area (cost \$2,500). Utilize Oregon Department of Energy tax credits in purchase.
- C. Maintenance of the pool: sandblast, fill, repair and paint the pool.
- D. Solar panels to heat the pool water and save energy and energy costs. utilize Oregon Department of Energy tax credits in purchase.
- E. Pool maintenance and repair as audit reveals: pump, filter, pool water heater.

- F. Dressing room, plumbing, etc. as audit reveals and is currently known; pull chain or push button demand controls for showers, water temperature adjusted, wash basins, showers, toilets, hoses for cleaning; floor drain (unplugged); toilet fixture leaks.
- G. Reactivate children's pool water system.
- H. Enclose pool for external use -- with or without Park and Recreation District creation.
- I. Community Center main room heating system: add fans on high ceiling; adjust furnace fan (currently blows cold air); check furnace.

## Appendix 4

### Oregon City Population, Tax Rates and Per Capita Income

Source: Bureau of Governmental Research, May 1988

## Oregon City Population, Tax Rates, and Per Capita Income

| City          | 1987<br>Population | 1987-88<br>Tax Rate | 1985 PC<br>Income | City          | 1987<br>Population | 1987-88<br>Tax Rate | 1985 PC<br>Income |
|---------------|--------------------|---------------------|-------------------|---------------|--------------------|---------------------|-------------------|
| Adair Village | 530                | \$4.08              | \$5,870           | Eugene        | 107,485            | \$10.80             | \$10,305          |
| Adams         | 235                | 4.82                | 6,275             | Fairview      | 1,910              | 2.05                | 8,766             |
| Adrian        | 150                | 0.00                | 7,702             | Falls City    | 860                | 8.22                | 6,106             |
| Albany        | 28,060             | 8.12                | 8,828             | Florence      | 4,980              | 7.20                | 8,538             |
| Amity         | 1,050              | 9.72                | 7,305             | Forest Grove  | 12,000             | 5.14                | 8,507             |
| Antelope      | 105                | 0.00                | 8,919             | Fossil        | 490                | 7.35                | 8,239             |
| Arlington     | 425                | 11.92               | 10,929            | Garibaldi     | 1,045              | 4.34                | 7,531             |
| Ashland       | 16,010             | 2.44                | 9,916             | Gaston        | 560                | 7.59                | 11,204            |
| Astoria       | 10,090             | 9.17                | 10,245            | Gates         | 495                | 0.87                | 8,033             |
| Athens        | 945                | 9.65                | 7,070             | Gearhart      | 1,090              | 1.57                | 9,417             |
| Aumsville     | 1,485              | 8.16                | 6,739             | Gervais       | 840                | 6.71                | 5,948             |
| Aurora        | 530                | 4.66                | 8,761             | Gladstone     | 9,680              | 5.70                | 10,336            |
| Baker         | 9,325              | 6.88                | 8,539             | Glendale      | 790                | 10.11               | 6,867             |
| Bandon        | 2,465              | 1.37                | 9,313             | Gold Beach    | 1,585              | 2.57                | 10,303            |
| Banks         | 500                | 2.30                | 7,156             | Gold Hill     | 935                | 4.69                | 7,505             |
| Barlow        | 110                | 0.56                | 9,835             | Granite       | 10                 | 0.00                | 8,167             |
| Bay City      | 1,090              | 4.27                | 8,068             | Grants Pass   | 16,200             | 4.86                | 8,581             |
| Beaverton     | 36,235             | 4.39                | 12,273            | Grass Valley  | 165                | 3.17                | 7,718             |
| Bend          | 18,700             | 5.01                | 9,820             | Gresham       | 55,530             | 5.15                | 10,349            |
| Boardman      | 1,560              | 9.90                | 8,386             | Haines        | 395                | 3.38                | 7,481             |
| Bonanza       | 315                | 2.70                | 6,175             | Halfway       | 375                | 4.87                | 6,832             |
| Brookings     | 3,615              | 4.99                | 9,480             | Halsey        | 665                | 5.37                | 8,751             |
| Brownsville   | 1,255              | 7.03                | 7,782             | Hammond       | 560                | 5.04                | 9,026             |
| Burns         | 2,765              | 4.40                | 9,285             | Happy Valley  | 1,505              | 2.28                | 13,723            |
| Butte Falls   | 480                | 7.78                | 8,035             | Harrisburg    | 1,820              | 5.54                | 6,903             |
| Canby         | 8,070              | 5.20                | 9,474             | Helix         | 155                | 9.29                | 7,533             |
| Cannon Beach  | 1,255              | 1.37                | 9,913             | Heppner       | 1,510              | 9.37                | 9,927             |
| Canyon City   | 675                | 7.17                | 9,702             | Hermiston     | 9,870              | 7.40                | 8,063             |
| Canyonville   | 1,345              | 9.89                | 7,527             | Hillsboro     | 31,390             | 3.63                | 9,781             |
| Carlton       | 1,285              | 2.44                | 7,526             | Hines         | 1,445              | 4.25                | 10,747            |
| Cascade Locks | 830                | 3.10                | 7,736             | Hood River    | 4,520              | 4.48                | 9,020             |
| Cave Junction | 1,175              | 0.91                | 7,187             | Hubbard       | 1,815              | 7.07                | 7,778             |
| Central Point | 7,095              | 6.47                | 8,074             | Huntington    | 530                | 7.50                | 7,844             |
| Chiloquin     | 750                | 5.66                | 5,010             | Idanha        | 320                | 0.00                | 7,961             |
| Clatskanie    | 1,745              | 6.97                | 9,769             | Imbler        | 280                | 0.09                | 7,911             |
| Coburg        | 650                | 6.36                | 7,614             | Independence  | 4,150              | 5.84                | 6,522             |
| Columbia City | 815                | 1.48                | 10,387            | Ione          | 395                | 2.79                | 9,831             |
| Condon        | 715                | 11.96               | 9,077             | Irrigon       | 865                | 8.22                | 7,984             |
| Coos Bay      | 14,290             | 7.04                | 8,827             | Island City   | 930                | 2.51                | 8,766             |
| Coquille      | 3,980              | 7.89                | 8,862             | Jacksonville  | 2,085              | 4.07                | 10,327            |
| Cornelius     | 5,130              | 4.02                | 8,731             | Jefferson     | 1,775              | 2.75                | 6,638             |
| Corvallis     | 41,800             | 6.45                | 9,512             | John Day      | 2,155              | 5.33                | 9,774             |
| Cottage Grove | 6,905              | 8.06                | 8,630             | Johnson City  | 380                | 0.00                | 12,293            |
| Cove          | 510                | 1.58                | 7,962             | Jordan Valley | 360                | 1.67                | 11,018            |
| Creswell      | 1,915              | 3.31                | 6,079             | Joseph        | 1,125              | 4.50                | 7,996             |
| Culver        | 505                | 10.35               | 7,039             | Junction City | 3,105              | 8.75                | 8,975             |
| Dallas        | 9,005              | 4.92                | 8,037             | Keizer        | 19,925             | 1.19                | 9,699             |
| Dayton        | 1,470              | 3.40                | 7,116             | King City     | 2,015              | 1.57                | 17,368            |
| Dayville      | 220                | 1.00                | 6,532             | Klamath Falls | 17,125             | 6.78                | 8,276             |
| Depoe Bay     | 835                | 1.12                | 8,884             | La Grande     | 11,435             | 8.96                | 8,868             |
| Detroit       | 405                | 1.43                | 7,472             | Lafayette     | 1,295              | 3.11                | 6,967             |
| Donald        | 285                | 5.70                | 7,991             | Lake Oswego   | 26,985             | 4.62                | 18,759            |
| Drain         | 1,085              | 1.76                | 6,720             | Lakeside      | 1,425              | 3.35                | 9,192             |
| Dufur         | 540                | 6.23                | 9,138             | Lakeview      | 2,790              | 8.48                | 9,597             |
| Dundee        | 1,445              | 5.33                | 9,448             | Lebanon       | 10,265             | 7.88                | 8,003             |
| Dunes City    | 1,180              | 0.00                | 10,523            | Lexington     | 260                | 2.51                | 7,108             |
| Durham        | 785                | 0.83                | 16,391            | Lincoln City  | 6,155              | 7.56                | 8,929             |
| Eagle Point   | 3,150              | 4.38                | 7,462             | Lonerock      | 25                 | 0.00                | 9,155             |
| Echo          | 615                | 10.03               | 6,434             | Long Creek    | 265                | 0.62                | 6,685             |
| Elgin         | 1,675              | 11.49               | 6,659             | Lostine       | 255                | 2.70                | 7,638             |
| Elkton        | 165                | 3.38                | 8,042             | Lowell        | 705                | 5.20                | 7,345             |
| Enterprise    | 2,005              | 5.00                | 8,088             | Lyons         | 875                | 1.73                | 7,651             |
| Estacada      | 1,960              | 6.02                | 10,064            | Madras        | 2,235              | 5.89                | 7,979             |

## Oregon City Data (continued from page 4)

| City             | 1987<br>Population | 1987-88<br>Tax Rate | 1985 PC<br>Income | City         | 1987<br>Population | 1987-88<br>Tax Rate | 1985 PC<br>Income |
|------------------|--------------------|---------------------|-------------------|--------------|--------------------|---------------------|-------------------|
| Malin            | 615                | \$4.56              | \$7,401           | Sherwood     | 2,910              | \$4.13              | \$9,279           |
| Manzanita        | 510                | 1.33                | 10,723            | Siletz       | 1,045              | 0.30                | 6,546             |
| Maupin           | 465                | 4.89                | 8,746             | Silverton    | 5,375              | 7.43                | 8,220             |
| Maywood Park     | 825                | 0.00                | 14,068            | Sisters      | 745                | 5.54                | 7,010             |
| McMinnville      | 15,875             | 5.79                | 9,065             | Sodaville    | 190                | 1.87                | 8,053             |
| Medford          | 43,875             | 5.55                | 10,255            | Spray        | 190                | 0.00                | 9,400             |
| Merrill          | 830                | 3.03                | 7,743             | Springfield  | 40,600             | 7.43                | 8,206             |
| Metolius         | 450                | 6.22                | 6,708             | Stanfield    | 1,635              | 4.23                | 6,711             |
| Mill City        | 1,510              | 4.93                | 8,200             | Stayton      | 4,875              | 4.44                | 9,075             |
| Millersburg      | 550                | 0.00                | 8,569             | St. Helens   | 7,505              | 2.57                | 8,587             |
| Milton-Freewater | 5,730              | 2.26                | 7,467             | St. Paul     | 345                | 4.39                | 9,824             |
| Milwaukie        | 18,435             | 5.60                | 11,412            | Sublimity    | 1,585              | 3.14                | 7,127             |
| Mitchell         | 185                | 2.02                | 5,384             | Summerville  | 155                | 0.38                | 8,785             |
| Molalla          | 3,215              | 7.19                | 7,779             | Sumpter      | 155                | 2.54                | 8,748             |
| Monmouth         | 5,660              | 4.13                | 7,161             | Sutherlin    | 4,370              | 6.98                | 7,585             |
| Monroe           | 460                | 5.55                | 7,907             | Sweet Home   | 6,745              | 7.35                | 7,678             |
| Monument         | 185                | 1.01                | 6,321             | Talent       | 2,850              | 2.86                | 7,341             |
| Moro             | 325                | 10.55               | 9,990             | Tangent      | 435                | 0.00                | 7,651             |
| Mosier           | 325                | 4.86                | 6,756             | The Dalles   | 10,265             | 8.91                | 9,373             |
| Mount Angel      | 2,955              | 5.79                | 6,581             | Tigard       | 23,335             | 2.03                | 12,487            |
| Mt. Vernon       | 620                | 5.09                | 6,894             | Tillamook    | 3,760              | 3.62                | 8,462             |
| Myrtle Creek     | 3,235              | 7.48                | 7,827             | Toledo       | 3,200              | 7.77                | 8,842             |
| Myrtle Point     | 2,585              | 9.82                | 8,098             | Troutdale    | 7,115              | 4.41                | 9,948             |
| Nehalem          | 240                | 0.96                | 9,774             | Tualatin     | 11,690             | 4.07                | 11,910            |
| Newberg          | 11,295             | 7.28                | 8,427             | Turner       | 1,140              | 5.02                | 8,289             |
| Newport          | 8,455              | 7.87                | 9,577             | Ukiah        | 180                | 0.00                | 8,746             |
| North Bend       | 8,755              | 5.24                | 9,214             | Umatilla     | 3,120              | 5.59                | 7,013             |
| North Plains     | 1,025              | 6.29                | 8,178             | Union        | 1,990              | 3.77                | 7,083             |
| North Powder     | 440                | 1.43                | 7,404             | Unity        | 110                | 0.00                | 8,366             |
| Nyssa            | 2,760              | 10.13               | 6,192             | Vale         | 1,590              | 7.03                | 6,724             |
| Oakland          | 860                | 9.05                | 6,595             | Veneta       | 2,330              | 8.33                | 7,443             |
| Oakridge         | 3,515              | 7.66                | 8,495             | Vernonia     | 1,740              | 9.14                | 8,426             |
| Ontario          | 9,755              | 6.14                | 8,589             | Waldport     | 1,610              | 4.96                | 8,714             |
| Oregon City      | 14,770             | 7.38                | 8,973             | Walla Walla  | 815                | 3.84                | 7,035             |
| Paisley          | 335                | 4.05                | 6,539             | Warrenton    | 2,525              | 2.07                | 8,840             |
| Pendleton        | 14,610             | 6.43                | 9,231             | Wasco        | 445                | 2.32                | 8,586             |
| Philomath        | 2,675              | 9.59                | 8,824             | Waterloo     | 205                | 0.00                | 7,587             |
| Phoenix          | 2,810              | 4.84                | 8,232             | West Linn    | 13,660             | 5.14                | 12,879            |
| Pilot Rock       | 1,605              | 2.60                | 7,512             | Westfir      | 285                | 12.09               | 5,870             |
| Port Orford      | 1,020              | 3.46                | 8,010             | Weston       | 720                | 10.33               | 7,222             |
| Portland         | 419,810            | 7.40                | 10,770            | Wheeler      | 340                | 5.66                | 9,903             |
| Powers           | 745                | 10.02               | 7,060             | Willamina    | 1,800              | 4.94                | 6,558             |
| Prairie City     | 1,195              | 5.16                | 8,195             | Wilsonville  | 4,285              | 1.36                | 17,935            |
| Prescott         | 65                 | 0.44                | 9,468             | Winston      | 3,505              | 7.41                | 7,667             |
| Prineville       | 5,445              | 3.74                | 9,300             | Wood Village | 2,585              | 1.61                | 11,581            |
| Rainier          | 1,615              | 9.97                | 9,536             | Woodburn     | 11,990             | 7.01                | 7,961             |
| Redmond          | 6,850              | 4.89                | 7,852             | Yachats      | 575                | 0.69                | 11,244            |
| Reedsport        | 4,960              | 8.19                | 8,692             | Yamhill      | 700                | 4.01                | 7,398             |
| Richland         | 210                | 1.20                | 6,945             | Yoncalla     | 800                | 5.06                | 7,314             |
| Riddle           | 1,135              | 8.26                | 6,309             |              |                    |                     |                   |
| Rivergrove       | 315                | 0.00                | 12,080            |              |                    |                     |                   |
| Rockaway Beach   | 1,280              | 3.35                | 9,157             |              |                    |                     |                   |
| Rogue River      | 1,720              | 3.85                | 8,113             |              |                    |                     |                   |
| Roseburg         | 15,930             | 8.54                | 10,047            |              |                    |                     |                   |
| Rufus            | 345                | 3.05                | 7,647             |              |                    |                     |                   |
| Salem            | 95,375             | 10.24               | 9,824             |              |                    |                     |                   |
| Sandy            | 3,630              | 5.22                | 8,669             |              |                    |                     |                   |
| Scappoose        | 3,445              | 7.66                | 9,364             |              |                    |                     |                   |
| Scio             | 575                | 4.80                | 8,404             |              |                    |                     |                   |
| Scotts Mills     | 280                | 0.64                | 7,069             |              |                    |                     |                   |
| Seaside          | 5,600              | 4.63                | 8,387             |              |                    |                     |                   |
| Seneca           | 290                | 5.50                | 9,195             |              |                    |                     |                   |
| Shady Cove       | 1,235              | 3.79                | 8,306             |              |                    |                     |                   |
| Shaniko          | 25                 | 2.88                | 8,919             |              |                    |                     |                   |
| Sheridan         | 2,470              | 3.39                | 7,504             |              |                    |                     |                   |

Sources: Tax rates, county assessors' files; 1987 population, Center for Population Research and Census; per capita income, U.S. Bureau of the Census.

## Appendix 5

### Verification of Ownership



# THE ABSTRACT & TITLE COMPANY

102 DEPOT STREET

P. O. BOX 489

AREA CODE 503 963-5611

TITLE INSURANCE  
ESCROWS

LA GRANDE, OREGON 97850

Union County Representative of  
PIONEER NATIONAL TITLE  
INSURANCE CO.

June 13, 1969

Mr. Glenn W. Kirkeby, Exec. Vice-Pres.,  
First State Bank of Elgin,  
Elgin, Oregon 97827

Re: Our #1874  
(City of Elgin property)

Dear Sir:

Please be advised that we issued Owner's Title Insurance policy on September 11, 1958 insuring CITY OF ELGIN, OREGON, a municipal corporation, that they were vested with the title to:

Lots numbered Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14) in block numbered Thirty-Five (35) of HINDMAN'S ADDITION to Elgin, Union County, Oregon, according to the recorded plat of said addition (and other property immaterial hereto), subject only to:

- 1.-Easement, including the terms and provisions thereof, granted to Oregon Railway Extensions Company, a corporation, by instruments dated November 1, 1890 and October 30, 1890, recorded in book "P" at pages 194 and 195 respectively, of the deed records of Union County, Oregon. Said easement is for a water pipe line not exceeding 3 inches in diameter across the South half of block 35 of Hindman's Addition to Elgin. (Exact location not shown in records).

(Oregon-Washington Railroad and Navigation Company is the successor in interest to Oregon Railway Extensions Co.)

Our Tract indices show no change of the record title to said property since said September 11, 1958. No further search of the title has been made by us.

We trust that the information contained in this letter will fulfill your present needs. A map of these lots is enclosed for your information.

No charge is being made for this letter, and you may consider this as a contribution to the community effort of Elgin to obtain a satisfactory Community Center.

Yours very truly,  
THE ABSTRACT & TITLE COMPANY  
By,

*Stuart F. Wyldo*  
Stuart F. Wyldo  
Vice-President

SFW/s  
orig. & copy



CITY OF ELGIN  
ELGIN, OREGON 97827

NF 213

The new location for the proposed Community Building is  
consistant with Local Comprehensive Planning for the community.

The new location has the complete approval of the City  
Planning Commission of Elgin.

*J. F. T. Galloway*  
City Zoning Officer

Dated this 16 day of June, 1969.

Appendix 6

City of Elgin, Oregon Audit Report  
June 30, 1988